

cc 95

### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve use permit, pursuant to Section 500.4 of the Baltimore County Zoning Regulations, to allow new automobiles to be stored at

Carpetland, 236 York Road

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

OWNER: Greenspring Realty Inc.  
(Type or Print Name)  
Signature: \_\_\_\_\_  
143 Main Street  
Address  
Reisterstown, Maryland 21136  
City and State

Legal Owner(s): Lessee  
TOWSON FORD, INC.  
(Type or Print Name)  
Signature: Eugene H. Wirth Jr. GM/UP  
(Type or Print Name)

Attorney for Petitioner:  
Edward C. Covashey, Jr.  
(Type or Print Name)  
Signature: \_\_\_\_\_  
614 Bosley Avenue  
Address  
Towson, Maryland 21204  
City and State  
Name, address and phone number of legal owner, contractor, publisher or representative to be contacted  
Edward C. Covashey, Jr.  
614 Bosley Avenue  
Towson, Maryland 21204 (301) 828-9441  
Name  
Address  
City and State  
Phone No.

Attorney's Telephone No.: (301) 828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of January, 1988, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING (1/2HR) + 1/2(97er)  
AVAILABLE FOR HEARING  
MORNING/NOON - 10:00 TO 12:00  
ALL  
REVIEWED BY: uon DATE 9/5/87

March 4, 1988

Edward C. Covashey, Jr., Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Petition for Special Hearing  
SW/S York Road, 60' SE of C/L of Fairmount Avenue (936 York Road)  
9th Election District; 4th Councilmanic District  
Towson Ford Sales, Inc. - Petitioner  
Case No. 88-257-SPH

Dear Mr. Covashey:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

cc: Greenspring Realty, Inc., Property Owner  
143 Main Street, Reisterstown, Md. 21136  
People's Counsel  
File

Mr. Bernard C. Bohager, Jr.  
1012 Winsford Road, 21204

Ms. Betty Howard  
821 Bosley Avenue, 21204

Ms. Susan Shankroff  
10 Winthrop Court, 21204

IN RE: PETITION FOR SPECIAL HEARING  
SW/S York Road, 60' SE of the  
C/L of Fairmount Avenue Ext.  
(936 York Road)  
9th Election District  
4th Councilmanic District  
Towson Ford Sales, Inc.  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-257-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a use permit to allow new automobiles to be stored on the subject property pursuant to Section 500.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The Petitioner, by Ferdinand H. Onnen, President of Towson Ford Sales, Inc., appeared, testified and was represented by Counsel. Michael B. Dallas, Registered Surveyor, also appeared on behalf of the Petition. Bernard C. Bohager, Jr., a representative of the Stoneridge Improvement Association, Betty Howard and Susan Shankroff, appeared and testified as Protestants.

At the onset of the hearing, a motion was made by Counsel to amend the name of the Lessee on the Petition to Towson Ford Sales, Inc. Said motion was granted.

Mr. Onnen testified that he is President of Towson Ford Sales, Inc., which is located at 926 N. York Road. The property which is the subject of this Petition is located at 936 York Road, is zoned B.R., and is currently improved with a retail and warehouse building used by Carpetland. The parking lot contains 58 parking spaces and is located on the same side of York Road as Towson Ford and is separated only by a McDonald's restaurant.

Mr. Onnen testified that Towson Ford Sales, Inc. has been leasing parking spaces for many years from Carpetland for the storage of new vehicles and trucks. Mr. Onnen indicated that there are no sales from the property, no posting or advertisement for Towson Ford, no repair work done on the premises of the

property, nor are vehicles shown to customers from the subject location. He indicated that the subject property is not the only location that Towson Ford stores cars. He indicated that the additional space is necessary for storage.

Mr. Onnen further testified that due to the nature of its business, Carpetland does not even use the 32 spaces that it is required to have by the zoning regulations. Thus, the 26 spaces which Towson Ford leases in no way interfere with or creates congestion in the parking lot. Mr. Dallas testified that he is a registered licensed surveyor with the State of Maryland and has been so since 1977. He indicated that he has inspected the subject property and the plat marked Petitioner's Exhibit 1 is a fair and accurate representation.

Bernard Bohager, Jr. testified that he is the Treasurer for the Stoneridge Improvement Association and as a matter of policy, the Association is opposed to granting the relief requested herein. Mr. Bohager voiced numerous complaints the community has with Towson Ford and its operation, many of which may be valid but have nothing to do with the issue before the Deputy Zoning Commissioner. All the Protestants testified that they feel Towson Ford has outgrown its present location and thus should not be permitted to store additional vehicles at other locations in the community. The Protestants were not aware of any specific problem created by the storage of vehicles on the Carpetland lot. Mr. Bohager indicated his concern with the amount of traffic now on York Road.

The storage of automobiles in a B.R. zone is permitted by the Baltimore County Zoning Regulations (B.C.Z.R.). The uncontradicted testimony was that the leasing of the 26 parking spaces to Towson Ford does not cause overcrowding on the subject parking lot. No evidence was submitted which would show that problems have been created by the storage of cars on the subject property. At the time of the hearing, a request was made that the Petitioners submit a revised site plan of the subject property reflecting the parking spaces it leases from

Carpetland and making the number of spaces easily identifiable to prevent an abuse of the use permit, if granted. Subsequent to the hearing, the Petitioner had prepared and submitted for the file an amended site plan, marked as being "Revised February 17, 1988" which identified the 26 parking spaces.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested in the special hearing should be granted as the use proposed is permitted in a B.R. zone. The granting of the use permit would not be contrary to the spirit and intent of the B.C.Z.R. and would not result in substantial detriment to the public health, safety and welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of March, 1988 that a use permit to allow new automobiles to be stored on the subject property, in accordance with the revised site plan of February 17, 1988, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner shall have the 26 leased spaces painted in a bright, distinctive, easily identifiable color within 20 days of the date of this Order. The spaces shall be repainted as required.
- 2) Towson Ford Sales, Inc. shall use only the 26 leased spaces delineated on the revised site plan to park automobiles.
- 3) There shall be no advertising or identification signs for Towson Ford Sales, Inc. posted on the subject property.
- 4) Representatives and/or agents for Towson Ford Sales, Inc. shall not show vehicles from the subject parking lot and/or take customers to the lot for the purposes of test driving new automobiles. The leased spaces shall be used only for the storage of vehicles.

-3-

RE: PETITION FOR SPECIAL HEARING  
SW/S York Rd., 60' SE of C/L of Fairmount Ave., Extended (936 York Rd.), 9th District  
TOWSON FORD, INC., Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-257-SPH

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Edward C. Covashey, Jr., Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman

MICHAEL B. DALLAS  
Registered Surveyor  
SLATE 200  
24 W. PENNSYLVANIA AVENUE  
TOWSON, MD 21204  
494-0020

#### ZONING DESCRIPTION

936 York Road

BEGINNING for the same on the northwest side of York Road at a point distant 60 feet southeasterly from the intersection of said northwest side of York Road with the centerline of Fairmount Avenue, thence running with and binding on said side of York Road South 24° 42' 00" East 140.00 feet, thence leaving said road and running South 63° 48' 00" West 188.72 feet, thence North 16° 26' 30" West 155.08 feet, thence North 65° 30' 00" East 166.30 feet to the place of beginning.

CONTAINING 0.614 acres of land, more or less.

- 5) The use permit granted herein shall exist only so long as Carpetland occupies the building on the subject property and Carpetland's use does not require the 26 spaces leased. If any other party occupies the building, a new hearing will be set to determine whether or not the new use permits the continued leasing of the 26 spaces to Towson Ford.
- 6) If any of the restrictions set forth above are violated by Petitioner, the use permit granted herein shall be rescinded.

ANN:bj3

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
Date 9/5/87  
By Edward C. Covashey, Jr.



# CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 23 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Dec 23 1987

TOWSON TIMES,

*Susan Linder Obrist*  
Publisher

# CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 24 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 24 1987

THE JEFFERSONIAN,

*Susan Linder Obrist*  
Publisher

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

November 19, 1987

Edward C. Covashey, Jr., Esq.  
614 Bosley Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
SW/S York Road, 60' SE of c/l Fairmont Avenue,  
extended (936 York Road)  
9th Election District - 4th Councilmanic District  
Towson Ford, Inc. - Petitioner  
Case number: 88-257-SPH

Dear Mr. Covashey:

Please be advised that \$785.44 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THE FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED

BALTIMORE COUNTY, MARYLAND No. 50316  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 12/24/87 ACCOUNT 01-455-000  
AMOUNT \$ 15.00  
RECEIVED FROM  
FOR 88-257-SPH Petitioner's balance  
B 8026\*\*\*\*\*150018 00427  
VALIDATION OR SIGNATURE OF CARRIER

Dennis F. Rasmussen  
County Executive

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Re: Petition for Special Hearing  
SW/S York Road, 60' SE of c/l Fairmont Ave., extended  
(936 York Road)  
9th Election District - 4th Councilmanic District  
Towson Ford, Inc. - Petitioner  
Case number: 88-257-SPH  
DATE/TIME: Tuesday, January 12, 1988 at 11:00 a.m.

Petition for Special Hearing to allow new automobiles to be stored at Carpetland, 936 York Road.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND No. 41562  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 12/24/87 ACCOUNT 01-455-000  
AMOUNT \$ 100.00  
RECEIVED FROM  
FOR 88-257-SPH  
B 8026\*\*\*\*\*100018 00427  
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
Case number: 88-257-SPH  
SW/S York Road, 60' SE of c/l Fairmont Avenue, extended  
(936 York Road)  
9th Election District - 4th Councilmanic District  
Towson Ford, Inc. - Petitioner  
HEARING DATE: WEDNESDAY, FEBRUARY 10, 1988 at 2:00 p.m.

Special Hearing: to allow new automobiles to be stored at Carpetland, 936 York Road.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9th Post for Special Hearing  
Petitioner: Towson Ford  
Location of property: SW/S York Rd. 60' SE of c/l Fairmont Ave. (936 York Rd.)  
Location of sign: 936 York Rd. in front of subject property  
Remarks: RE-POSTED FOR NEW HEARING DATE - JANUARY 12, 1988  
Posted by: J. Robert Haines  
Number of Signs: 1

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

September 11, 1987

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Greenspring Realty - owner  
Location: Towson Ford - Lessee  
Item No.: 95

Zoning Agenda: Meeting of 9/15/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John E. O'Neill* Noted and Approved: *John E. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Edward C. Covashey, Jr., Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Item No. 95 - Case No. 88-257-SPH  
Petitioner: Towson Ford, Inc.  
Petition for Special Hearing

Dear Mr. Covashey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Michael B. Dallas  
24 W. Pennsylvania Avenue, Suite 200  
Towson, Maryland 21204

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commissioner  
Norman E. Gerber, AICP  
FROM: Director of Planning and Zoning  
Zoning Petition No. 88-257-SPH  
SUBJECT: 88-257-SPH

Date: November 24, 1987

In view of the subject of this petition, this office offers no comment.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEC:JGH:dme

cc: Mr. Shirley M. Hess, Legal Assistant, People's Counsel  
File

RECEIVED  
NOV 30 1987

ZONING OFFICE

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of November, 1987.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

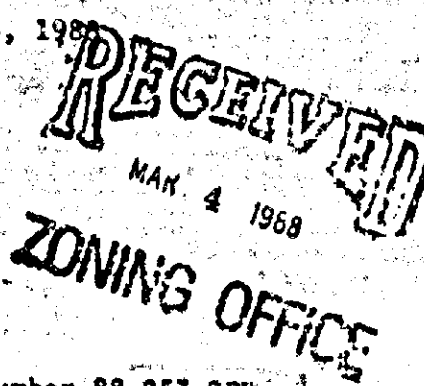
Petitioner: Towson Ford, Inc.  
Petitioner's Attorney: Edward C. Covashey, Jr., Esquire

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee



TPCC Towson Park Community Corporation  
P.O. Box 36542 Baltimore, Maryland 21286

February 26, 1988



Ms. Ann M. Nasterowicz  
Deputy Zoning Commissioner  
for Baltimore County  
Room 109, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: (1) Towson Ford Petition for Special Hearing Case Number 88-257-SPH  
(2) Covahay & Boozer, P.A. (Attorneys for Towson Ford Sales, Inc.)  
Letter dated February 18, 1988

Dear Ms. Nasterowicz:

Our Association is in receipt of the referenced (2) letter outlining the petitioner's plan for controlling and monitoring the storage of Towson Ford's new vehicles on the Carpet Land property. Our concern is not with the verification that stored vehicles are within the "painted lines", our objection remains to the practice itself. Our position, as outlined in our letter of February 5, 1988 to the Zoning Commissioner, is not altered by this plan. Storage of vehicles at Carpet Land is not in accordance with existing zoning regulations and Towson Ford is an habitual violator of zoning regulations. Indeed, Towson Ford continues to use Carpet Land's lot as you are deliberating upon your decision; Towson Ford has also begun storing small vans and trucks at the Towson Washmobile at 954 York Road, another apparent violation. With such obvious disregard for the zoning regulations and the enforcement authority of your office, we fail to understand why Towson Ford should be given special consideration or privileges. We urge you once again to decline Towson Ford's request.

Very truly yours,

*Joseph P. Wentz*  
Joseph P. Wentz, Jr.  
President

Maryland Department of Transportation  
State Highway Administration

HAL R. SSGC FF  
Administrator

September 21, 1987

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Attn: James E. Dyer

RE: Baltimore County  
Item # 93  
Property Owner:  
GreenSpring Realty-Owner  
Towson Ford - Lessee  
Location: SW/S York Road  
Maryland Route 45  
60 feet SE of the  
centerline Fairmount Avenue  
extended  
Existing Zoning: B.R.  
Proposed Zoning: Special  
hearing to approve use  
permit, to allow new  
automobiles to be stored  
at Carpetland, 936 York  
Road  
Area: 0.614 Acres  
District: 9th

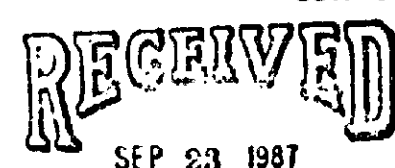
Dear Mr. Haines:

On review of the submittal of August 19, 1987, for leasing 26 parking spaces from a total of 58 parking spaces at Carpetland, and 32 parking spaces retained by Carpetland, the State Highway Administration finds the concept generally acceptable.

Very truly yours,

*Creighton J. Mills, Jr.*  
Creighton J. Mills, Jr.  
Acting Chief-Bureau of  
Engineering Access Permits  
by: George Wittman

CJM-GW/es



ZONING OFFICE

My telephone number is 33301350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 885-0451 D.C. Metro - 1-800-452-5082 Statewide Toll Free  
107 North Calvert St., Baltimore, Maryland 21203-3717

COVAHEY & BOOZER, P.A.

EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER  
MARK B. DEWAN  
ANTHONY J. DIPAULA

HARD DELIVERY

Ann M. Nasterowicz  
Deputy Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 24, 1988

RE: PETITION FOR SPECIAL HEARING  
SW/S YORK ROAD, 60' SE OF C/L OF  
FAIRMOUNT AVENUE (936 YORK ROAD)  
9TH ELECTION DISTRICT  
4TH COUNCILMANS DISTRICT  
TOWSON FORD SALES - PETITIONER  
CASE NO.: 88-257-SPH

Dear Mrs. Nasterowicz:

Pursuant to the Order issued on March 4, 1988 in connection with the above approving the Use Permit and requiring the Petitioner to paint a brightly colored outline around the permitted spaces, my client has been in touch with several outfits to procure the painting of the lines but has been unable to secure same within the twenty (20) days. Today is the last day.

I am advised by the Petitioner that an additional ten (10) days is required by the painting firm to complete the job. It is therefore respectfully requested that you extend the term of your Order to allow an additional ten (10) day period.

It would be greatly appreciated if someone from your office would advise the undersigned of your decision as promptly as possible.

Thank you,

Very truly yours,

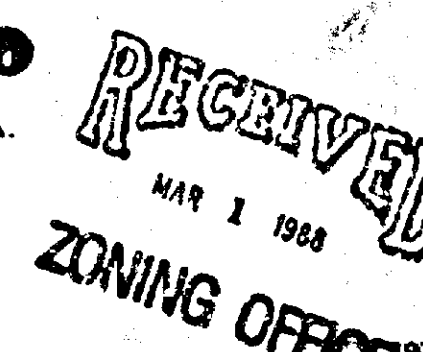
*Anthony J. DiPaola*  
Anthony J. DiPaola

AJD/jab

cc: Ferdinand H. Onnen, President  
Towson Ford Sales

ZONING OFFICE

COVAHEY & BOOZER, P.A.



EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER  
MARK B. DEWAN  
ANTHONY J. DIPAULA

February 26, 1988

Ann M. Nasterowicz  
Deputy Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
SW/S YORK ROAD, 60' SE OF  
C/L FAIRMOUNT AVENUE, EXTENDED  
(936 YORK ROAD)  
PETITIONER: TOWSON FORD SALES, INC.  
CASE NO.: 88-257-SPH

Dear Mrs. Nasterowicz:

As per our telephone conversation of February 26, 1988, enclosed please find three (3) copies of the revised plat showing the shaded parking area as proposed by the Petitioner with respect to the above case.

Thank you for your consideration of this request.

Very truly yours,

*Anthony J. DiPaola*  
Anthony J. DiPaola

AJD/jab

enclosures

cc: Ferdinand Onnen  
Towson Ford Sales

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: James Dyer  
Zoning Supervisor

Date: 12/2/87

From: James Thompson  
Zoning Enforcement Coordinator

Item No.: 88-257 (if known)

SUBJECT: Petitioner (if known)

VIOLATION CASE # 87-193

LOCATION OF VIOLATION 936 York Rd

DEFENDANT Towson Ford ADDRESS

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
J. C. 900 Snyder	Towson Park Comm. Assoc. 900 Radcliff Rd Towson, Md 21204

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

COVAHEY & BOOZER, P.A.

EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER  
MARK B. DEWAN  
ANTHONY J. DIPAULA

February 18, 1988

Ann M. Nasterowicz  
Deputy Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
SW/S YORK ROAD, 60 FT. SE OF  
C/L FAIRMOUNT AVENUE, EXTENDED  
(936 YORK ROAD)  
PETITIONER: TOWSON FORD SALES, INC.  
CASE NO.: 88-257-SPH

Dear Ms. Nasterowicz:

As you will recall, at the conclusion of the hearing held on February 10, 1988 with respect to the above, you requested a proposal by the Petitioner as to how their proposed use of the Carpet Land parking spaces, if permitted, can be safeguarded and checked so as not to exceed the number and permission granted.

On behalf of the Petitioner, and without prejudice, the following is hereby proposed:

In lieu of utilizing the 26 spaces designated by shading on the site plan submitted with the Petition, the Petitioner would instead utilize the 13 spaces of the back row beginning closest to York Road, and the 13 spaces in the second row immediately in front of those. In addition, the perimeter around those 26 spaces, forming a large rectangle, would be outlined in distinctly colored painted lines so as to separate the parking area available for Towson Ford Sales as opposed to those reserved for Carpet Land. A violation of the Use Permit could be easily recognized by a new vehicle, typically a truck, unlicensed with stickers attached to the windows, parked outside of the designated area. The above proposal offers readily available verification, which can even be memorialized by photograph.

There is one other matter which was raised at the hearing about which clarification or explanation is necessary. Although not directly related to this hearing, the question was raised regarding a Use Permit at the Deereco Road site, and it was believed that same had been obtained. Due to the passing of

January 10, 1988

Robert Brenzel  
970 Redcliffe Road  
Towson, Maryland 21204  
2. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

My name is Robert Brenzel, 970 Redcliffe Road and I speak for the Towson Park Community Corporation. I would like to take a few minutes to review the past 33 years with Towson Road as a neighbor. They have been uneventful as to the following items:

1. Lights shining on residential property
2. Repeat street lights on building line with blind exits into alley
3. Dumping blue tanks containing a mixture of water and paint as into the public sewer system, which is in violation of "the Clean Water Act". This is done on weekdays when the County health
4. use of a peeing system which is very annoying and, I am sure, exceeds the allowable decibel count.
5. Salesmen park company cars on Redcliffe Road
6. Towson Ford Sales and with Towson Ford Sales and with Towson Ford Sales and with Towson Ford Sales only come about by action of the Zoning Commissioner.

We are opposed to this petition on the grounds that any concessions or special privileges granted to Towson Ford will be detrimental to our community.  
Thank you.

Sincerely,  
*Robert R. Brenzel*  
Robert R. Brenzel

*Robert R. Brenzel #1*



**TPCC Towson Park Community Corporation**  
P.O. Box 36542 Baltimore, Maryland 21286

February 5, 1988

J. Robert Haines, Esquire  
Zoning Commissioner of Baltimore County  
Office of Planning & Zoning  
Towson, Maryland 21204

Re: Towson Ford Petition for Special Hearing  
Case Number 88-257-SPH

Dear Mr. Haines:

The Towson Park Community Corporation would like to go on record as opposing Towson Ford's request to allow new automobiles to be stored at Carpetland, 926 York Road. Over the years, Towson Ford has been a frequent violator of the County's Zoning Regulations; they have allowed employees to park their cars and repair cars in the alley behind Radcliffe Road; they have allowed potentially noxious fumes from their Body and Paint Shop to escape into the Towson Park neighborhood; they have even violated the regulation prohibiting storage of vehicles on the Carpetland lot, and thus the referenced petition (Copies of Zoning Correction Notice and correspondence attached).

With this dubious record in mind we would question why Towson Ford should qualify for any special privileges or benefits.

We are also concerned about the possible precedent that would be established by granting this request; will the next request be to store cars at the Crown Gas Station or Carousal Cleaners' lot, or on Fairmount Avenue or Radcliffe Road?

Finally, the recent ruling denying permission to Towson Ford and Key Oldsmobile to park new vehicles at Towson Marketplace should also apply to the current request.

We hope that you will take the aforementioned factors into consideration during your deliberations on this petition. Thank you for your attention in this matter.

Very truly yours,  
*Joseph P. Matarazzo*  
President  
**EXHIBIT 1**

**RECEIVED**  
FEB 10 1988  
**ZONING OFFICE**

**ZONING ENFORCEMENT SECTION**  
\*\*\*\*\* CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION \*\*\*\*\*

CASE NUMBER C- 87-1931 ELECTION DISTRICT 9

LOCATION: 926 York Rd. Carpetland  
Green Spring Realty Inc.

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☒ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

Remove all motor vehicles stored at  
the above referenced location. This is in  
violation of the zoning ordinance.

ST. 11 line to any questions please  
call.

FAILURE TO COMPLY BY 7-10-87 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION. AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: L. J. JONES DATE: 6-12-87

COPIES: WHITE - Defendant Original FINK - File  
GREEN - Defendant Duplicate GOLD - Inspection Report  
YELLOW - Complainant

cc: Towson Ford Sales Inc.

TELEPHONE: 494-3351

Towson Ford Sales, Inc.  
909 York Road  
Towson, Maryland 21204

Re: Towson Ford Sales, Inc. and Ford body shop  
909, 926 York Road, respectively  
Towson, Maryland 21204

Gentlemen:

This office is in receipt of complaints concerning employee parking and serviced vehicles both in the rear alley. A recent inspection revealed numerous vehicles parked in the alley by both locations. Additionally while at the site of 909 York Road, a vehicle was driven out of the rear and parked in the alley. The driver went back into the building.

Employee parking must be confined to on-site and no damaged vehicles may be stored in the rear area adjoining the residential zone per site plan of Variance file #77-40-A.

Violation of zoning regulations is punishable by a \$200.00 per day fine for each location and a trial in the District Court.

If you have any questions you may call me at 494-3351.

Yours truly,

*John J. Sullivan, Jr.*  
JOHN J. SULLIVAN, JR.  
Zoning Inspector II

cc: File

JJS,jrkbb

March 11, 1987

MS035 ZONING VIOLATION ASSIGNMENT SHEET

CASE NO. C- 87-1931 ELECTION DISTRICT 9th

LOCATION: 926 York Road

ALLEGED VIOLATION: SERVICE GARAGE

R.F.A. ( ) LETTER ( ) IN-PERSON ( ) PICK-UP FROM:

ASSIGNED TO:

( ) W. FLORA ( ) J. LONG  
( ) G. FREUND ( ) J. PERLOW  
( ) D. GREEN ( ) J. SULLIVAN  
( ) ( )

COMMENTS:

ACKNOWLEDGEMENT NOTICE

DEAR Towson Park Comm. Assoc DATE: 5-25-87  
1/2 ANN SNYDER

PLEASE BE ADVISED THAT YOUR COMPLAINT, INVOLVING THE ABOVE REFERENCED PROPERTY, HAS BEEN RECEIVED BY THIS OFFICE. AN INSPECTOR HAS BEEN ASSIGNED TO THE CASE AND WILL VISIT THE LOCATION AS SOON AS POSSIBLE. YOU WILL ADDITIONALLY BE ADVISED OF ALL FURTHER DEVELOPMENTS IN OUR INVESTIGATION. SHOULD THIS MATTER BE SCHEDULED FOR A DISTRICT COURT TRIAL, YOU WILL BE NOTIFIED OF THE DATE.

ZONING ENFORCEMENT SECTION TELEPHONE: 494-3351

March 31, 1987

Towson Ford Sales, Inc.  
909 York Road  
Towson, Maryland 21204

Re: Towson Ford Service  
909 York Road  
Case #C-87-665

Gentlemen:

On March 11, 1987 I sent a letter to you advising of zoning violations in the rear alley at the above-referenced site. A further inspection conducted on March 25, 1987 found that the violations continue. A vehicle with service Ticket No. 624 was driven out of the rear of the service building and parked in the alley. A man in a blue uniform was observed spraying the door trim of the vehicle.

Periodic inspections will be conducted over the next ten (10) days to ensure compliance with the Baltimore County Zoning Regulations. Failure to comply will result in the issuance of a citation with a \$200 per day fine, retroactive to March 25, 1987.

If you have any questions concerning this matter, please do not hesitate to contact me at 494-3351.

Very truly yours,  
*John J. Sullivan, Jr.*  
JOHN J. SULLIVAN, JR.  
Zoning Inspector

JJS,jrkbb

cc: File

cc: Mrs. Ann Snyder  
926 Radcliffe Road  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
3rd day of November, 1987.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
Petitioner: Towson Ford, Inc.  
Petitioner's Attorney: Edward C. Covaher, Jr., Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee



